

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 10 AUGUST 2022
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

Author Director Community and Economic Development
Responsible Officer Director Community and Economic Development
Link to Strategic Plans CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments
 DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to Council on the approved Development Applications for July 2022.

Report

The approvals for the month of July 2022 brings the total approved Development Applications for the financial year to 6, with a total value of \$2,010,448.00.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2022/55	568 Warren Road, Narromine	351/214687	Primitive Camp Grounds	\$30,000	75
2022/18	1 Parkhill Road, Narromine	5/752572	Additions and Alterations to existing and Erection of Rural Workers Dwelling	\$995,527	42
2022/25	1-3 Meringo Street, Narromine	51/755365	Patio / Verandah Machinery Cover	\$19,921	0
2022/26	121 Merilba Street, Narromine	2/254703	Alterations and Additions and Attached Garage	\$600,000	0
2022/30	29 Fifth Avenue, Narromine	8/7834	Domestic Storage Shed	\$15,000	0
2022/33	143 Webbs Siding Rd, Narromine	2023/1234675	New Dwelling	\$350,000	0

1. DEVELOPMENT APPROVALS (Cont'd)

There are currently 11 applications under assessment.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 1.1.4 Promote services and provide facilities that foster healthy lifestyles CSP – 1.1.5 Recognise the importance and consider resources needed to maintain open spaces, to encourage greater use by the community

Executive Summary

This report outlines a cost estimate for Priority 1 for the development at the Trangie Sporting Precinct and provides details of alterations to the scope of works in order to seek grant funding in the future.

Report

Since its adoption in 2019, Council staff have been implementing the Trangie Sporting Precinct Concept Plan (depicted below). The concept plan was developed with consideration of the following objectives.

- Creation of a multifunctional park for the entire community
- Multipurpose spaces
- Enhance landscape
- Improve accessibility
- Improve visitation
- Long term sustainability

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2. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

To guide Council, staff and the community, a priority list was created to assist in staging the development and to provide a scope of works for potential grant funding opportunities. It is important to note that from time to time there will be deviations from the priority list which may be caused by:

- Funding availability
- Total cost of the priorities and need to split priorities to fit within available funding streams
- Operational/community needs
- Minimizing disruption to user groups



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2. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

The original indicative cost for Priority 1 is shown below. Of this estimate \$1.32M is the expected cost for the new Outdoor courts.

Priority 1:	
Outdoor Courts	
New Multi-use court	
New netball courts with options multi-purpose tennis set-up	
Existing tennis courts upgraded *to synthetic	
Existing lighting upgraded	
Bench seating	
Shade awning over bench seating	
Fencing to tennis courts	
Low level fencing to roadside (only for soccer, multi-purpose and tennis courts)	
Existing tennis club building restored	
Total	\$1,552,983.75

The original concept plan consisted of six courts, three existing tennis courts to be upgraded to synthetic material, two new netball courts and one multi-use court. As shown below:



Further research and consultation have been undertaken by Council staff since the original report was taken to Council in April 2022. After consultation with a court supplier, Council staff have proposed a revised plan for Priority 1, Trangie Sporting Precinct Concept Plan. This revision sees the upgrade to the existing surfaces and seeks to make the most of the current layout.

2. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

This will include the conversion and resurfacing of three existing courts to a Masters 8 Floating Mat cushioned playing surface, the upgrade of three existing sand courts and the rejuvenation of one existing synthetic course. The redevelopment will ensure that we have 5 tennis courts (potential for 1 or 2 of these courts to be multipurposed), 1 multipurpose court (netball/ basketball) and 1 netball court. This suggested layout can be seen in the below image.



In order to proceed we need to decide if the approved plan should be altered in this way to allow the development to proceed at a lower cost. This change will lower the amount of grant funding required and should allow the project to proceed earlier than it otherwise might.

The suggested change does mean that the planned roadway into the oval would need to be pushed wider. The change also means that the Clubhouse does not align with the tennis courts.

A cost estimate for lights, seating, shades and fencing has been recommended.

Financial Implications

This priority list will be utilised in funding applications. There may be a need for a Council contribution depending on grant criteria.

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 10 AUGUST 2022
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2. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

An altered summary of Priority 1 cost is shown below.

Proposed Alteration Priority 1:		
Outdoor Courts		(GST ex)
Resurface two old asphalt courts		
Upgrade three existing sand court		
Rejuvenate one existing synthetic grass court		
Resurface one existing bitumen court		
Contingency 15%		
	Sub Total	\$490,000
Existing lighting upgraded		
Bench seating grandstand with shade over		
Fencing to tennis courts 400m		
	Sub Total	\$215,000
Total		\$705,000
Move to Priority Two		
Low level fencing to roadside (only for soccer, multi-purpose and tennis courts)		
Existing tennis club building restored		

Legal and Regulatory Compliance

Tendering Guidelines Local Government Act 1993

Risk Management Issues

- Balance competing priorities amongst Trangie sporting user groups.
- Change to the Trangie Sporting Precinct Plan may not be acceptable to the whole community.
- There may be unforeseen issues with the base of the existing areas.

Internal/ external Consultation

The Trangie community was consulted during the development of the master plan.

Several user group representatives have been consulted in the development of this change in proposal. We suggest that if resolved as recommended that further consultation be held with the Trangie community.

Attachments

Nil

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2. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

RECOMMENDATION

1. That Council consults with the Trangie community in relation to the suggested changes to the Trangie Sporting Precinct concept plan.
2. That Council seeks grant funding of \$705,000 to enable the development of the Trangie Sporting Precinct - Outdoor Courts Project.

Phil Johnston
Director Community and Economic Development